160.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,400 / 820,400
					USE VALUE:	820,400 / 820,400
					ASSESSED:	820,400 / 820,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		CLAREMONT CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LASKER PHILLIP S & TARA S
Owner 2:	
Owner 3:	
Street 1:	1 CLAREMONT CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIBBS THOMPSON ANNE -
Owner 2:	-
Street 1:	1 CLAREMONT CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,793 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Aluminum Exterior and 2333 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4793.000	444,800	700	374,900	820,400
Total Card	0.110	444,800	700	374,900	820,400
Total Parcel	0.110	444,800	700	374,900	820,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.62 | /Parcel: 351.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106682

GIS Ref

GIS Ref

Insp Date 10/22/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160.0-0002-0008.0

!12510!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	444,900	700	4,793.	374,900	820,500	820,500	Year End Roll	12/18/2019
2019	101	FV	338,200	700	4,793.	374,900	713,800	713,800	Year End Roll	1/3/2019
2018	101	FV	338,200	700	4,793.	332,100	671,000	671,000	Year End Roll	12/20/2017
2017	101	FV	338,200	700	4,793.	278,500	617,400	617,400	Year End Roll	1/3/2017
2016	101	FV	338,200	700	4,793.	278,500	617,400	617,400	Year End	1/4/2016
2015	101	FV	314,100	700	4,793.	241,000	555,800	555,800	Year End Roll	12/11/2014
2014	101	FV	314,100	700	4,793.	233,000	547,800	547,800	Year End Roll	12/16/2013
2013	101	FV	314,100	700	4,793.	221,700	536,500	536,500		12/13/2012

PRINT

Date	Time
12/11/20	02:35:39

LAST REV

Date	Time
07/28/12	13:55:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12510

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBBS THOMPSON	56351-355		1/25/2011	Change>Sale	570,000	No	No		
WIEDENKELLER BA	21912-145		9/15/1972		31,500	No	No		A

USER DEFINED

Prior Id # 1:	106682
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2011	649	Redo Kit	30,000	C				
11/16/2006	999	Addition	38,373	C		G8	GR FY08	1 STORY ADD W/BTH

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2012	Left Notice	JBS	JOHN S
3/29/2012	Info Fm Prmt	BR	B Rossignol
10/22/2008	Meas/Inspect	345	PATRIOT
2/5/2000	Inspected	197	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4793		Sq. Ft.	Site		0	70.	1.12	8			Road Co	-5					374,921						374,900	

Total AC/HA: 0.11003 | Total SF/SM: 4793 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 374,921 | Spl Credit | Total: 374,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12923312
Const Adj.:	0.98833203
Adj $ / SQ:	145.087
Other Features:	83500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466215
Depreciation:	21446
Depreciated Total:	444769

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

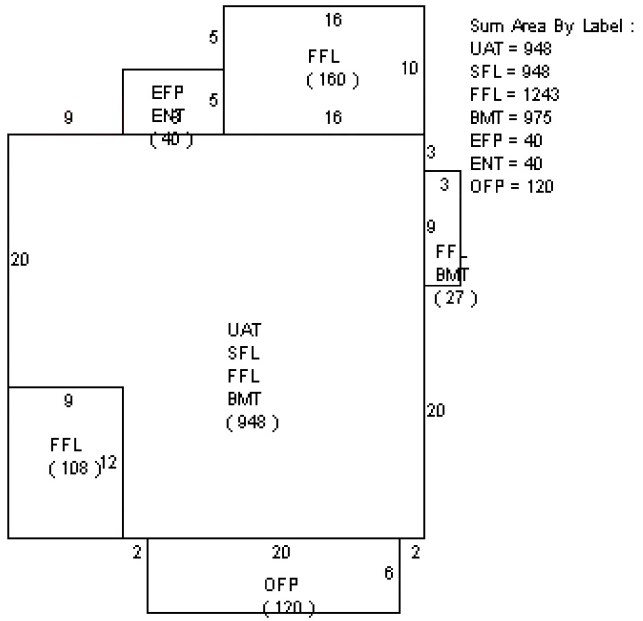
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.09
Special Features:	0	Val/Su Net:	123.45
Final Total:	444800	Val/Su SzAd	203.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,243	145.090	180,344
BMT	Basement	975	43.530	42,438
SFL	Second Floor	948	145.090	137,543
UAT	Upper Attic	237	62.820	14,889
OFP	Open Porch	120	29.900	3,588
EFP	Enclos Porch	40	71.750	2,870
ENT	ENTRY	40	26.090	1,044
	Net Sketched Area:	3,603	Total:	382,716
Size Ad	2191	Gross Are	4314	FinArea 2333

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	240	A	AV	1988	3.81	T	24.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700